

AG Contract No. KR97 1122TRN
ADOT ECS File: JPA 97-84
Project: G1050 64C
Section: Kenworthy Road ESP Improvements

INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE STATE OF ARIZONA
AND
THE CITY OF COOLIDGE

THIS AGREEMENT is entered into 23 July, 1997,
pursuant to Arizona Revised Statutes, Sections 11-951 through 11-954, as amended,
between the STATE OF ARIZONA, acting by and through its DEPARTMENT OF
TRANSPORTATION (the "State") and the CITY OF COOLIDGE, acting by and through
its MAYOR and CITY COUNCIL (the "City").

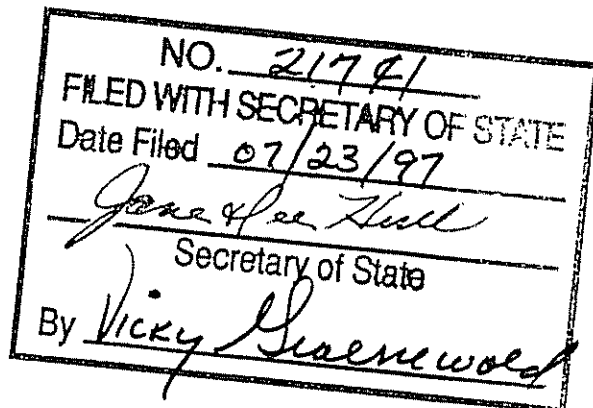
I. RECITALS

1. The State is empowered by Arizona Revised Statutes Section 28-108 to enter into this agreement and has by resolution, a copy of which is attached hereto and made a part hereof, resolved to enter into this agreement and has delegated to the undersigned the authority to execute this agreement on behalf of the State.

2. The City is empowered by Arizona Revised Statutes Section 41-1513 and 28-1895 et seq to enter into this agreement and has by resolution, a copy of which is attached hereto and made a part hereof, resolved to enter into this agreement and has authorized the undersigned to execute this agreement on behalf of the City.

3. The City has requested Economic Strength Project (ESP) funds in the amount of \$29,271.00; the Arizona Department of Commerce and the Economic Development Commission have recommended the approval of such funds for the City, and the Transportation Board has approved the funding, for the construction of improvements to Kenworthy Road, to provide improved access, and aid in the retention and development of local business, hereinafter referred to as the Project.

THEREFORE, in consideration of the mutual agreements expressed herein, it is agreed as follows:



II. SCOPE

1. The City will:

a. Insure the additional commitment of 29.5% of the total estimated Project cost, or \$12,264.00, whichever is more, from the City or other sources (not including ESP funds) to the Project. Accomplish construction of the Project by public bidding, in strict compliance with State procurement laws, rules and regulations. Upon completion, approve and accept the Project on behalf of the City and provide maintenance.

b. No more often than monthly, invoice the State for ESP funds (Arizona Department of Commerce, ATTN: Strategic Finance Division, ESP Program Director, 3800 N. Central Avenue, Suite 1500, Phoenix, AZ 85012), in an amount not to exceed \$29,271.00.

c. Provide the State a copy of the executed Project contract(s), and draw down and expend the State ESP funds no later than six (6) months after the effective date of this agreement. Provide the State detailed written reports of all ESP fund expenditures, supported by invoices, receipts or other suitable and appropriate documentation, and a final accounting report no later than thirty (30) days after ESP funds are fully expended.

d. Reimburse the State any funds received from the State under this agreement which are not specifically and directly expended in compliance with the ESP grant application, which is attached hereto and made a part hereof, and are subsequently disallowed by the State.

e. Provide the State (Arizona Department of Commerce, ATTN: Strategic Finance Division, ESP Program Director, 3800 N. Central Avenue, Suite 1500, Phoenix, AZ 85012) with quarterly Project status reports, and one year after completion of the Project, a written Economic Impact Report detailing the direct and indirect impact of the Project, to include jobs created, jobs retained and related data.

2. The State will:

Within thirty (30) days after receipt and approval of the ESP contract(s) and subsequent monthly progress payment invoices, reimburse the City for work completed on the Project funds in an amount not to exceed \$29,271.00.

III. MISCELLANEOUS PROVISIONS

1. The only interest of the Department of Transportation in the Project is to convey economic strength pass through funds for the use and benefit of the City by reason of state law under which funds for the Project are authorized to be expended.

2. The City agrees to indemnify and save harmless the State, or any of its departments, agencies, officers or employees, from and against all loss, expense, damage or claim of any nature whatsoever which is caused by any activity, condition or event arising out of the performance or non-performance by the State of any of the provisions of this agreement.

3. The total amount of ESP funds expended under this agreement shall not exceed 70.5% of the total Project cost. Should the Project not be completed, be partially completed, or be completed at a lower cost than the advanced amount, or for any other reason should any of these ESP funds not be expended, a proportionate amount of the funds provided under this agreement shall be reimbursed to the State.

4. This agreement shall remain in force and effect until completion of said Project, reimbursement and subsequent reports; provided, however, that this agreement, except any provisions herein for maintenance, which shall be perpetual, may be cancelled at any time prior to the award of a construction contract, upon thirty (30) days written notice to the other party. Further, this agreement may be terminated and the ESP grant cancelled by the State if the City, in the opinion of and by action of the Transportation Board, fails to pursue due diligence on the Project or in the performance of any of the terms of this agreement.

5. This agreement shall become effective upon filing with the Secretary of State.

6. This agreement may be cancelled in accordance with Arizona Revised Statutes Section 38-511 as regards conflicts of interest on behalf of State employees.

7. The provisions of Arizona Revised Statutes Section 35-214 pertaining to 5 year records retention by the City and audit by the State are applicable to this contract.

8. In the event of any controversy which may arise out of this agreement, the parties hereto agree to abide by required arbitration as is set forth in Arizona Revised Statutes Section 12-1518.

9. All notices or demands upon any party to this agreement, except as otherwise specified herein, shall be in writing and shall be delivered in person or sent by mail addressed as follows:

Arizona Department of Transportation
Joint Project Administration
205 South 17 Avenue, Mail Drop 616E
Phoenix, AZ 85007

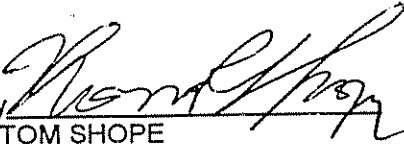
City of Coolidge
City Manager
130 West Central Avenue
Coolidge, AZ 85228

10. Attached hereto and incorporated herein is the written determination of each party's legal counsel that the parties are authorized under the laws of this state to enter into this agreement and that the agreement is in proper form.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

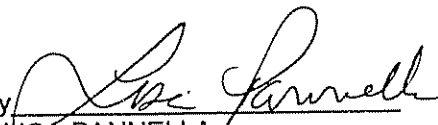
CITY OF COOLIDGE

STATE OF ARIZONA
Department of Transportation

By 
TOM SHOPE
Mayor

By 
JAY KLAGGE, Director
Transportation Planning

ATTEST:

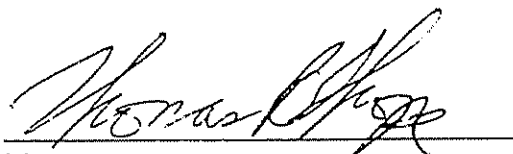
By 
LISA PANNELLA
City Clerk

RESOLUTION NO. 97- 23

A RESOLUTION OF THE MAYOR AND CITY COUNCIL
OF THE CITY OF COOLIDGE, COUNTY OF PINAL,
DIRECTING THE MAYOR TO ENTER INTO AN
INTERGOVERNMENTAL AGREEMENT WITH THE
ARIZONA DEPARTMENT OF TRANSPORTATION FOR
FINANCIAL ASSISTANCE CONCERNING KENWORTHY
ROAD ECONOMIC STRENGTHS GRANT FUNDING.


BE IT RESOLVED, that the Mayor and Common Council of the City of Coolidge that the Mayor for the City of Coolidge is hereby authorized and directed to execute and deliver an Intergovernmental Agreement between the State of Arizona acting through the Department of Transportation and the City of Coolidge for financial assistance concerning the funding of Kenworthy Road Economic Strengths Grant Project. Said Agreement is ADOT ECS File No. JPA 97-84, Project G1050 64C.

PASSED AND ADOPTED by the Mayor and Common Council the City of Coolidge, Arizona this 23th day of June, 1997.



Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney

APPROVAL OF THE COOLIDGE CITY ATTORNEY

I have reviewed the above referenced proposed intergovernmental agreement, between the DEPARTMENT OF TRANSPORTATION, HIGHWAYS DIVISION, and the CITY OF COOLIDGE and declare this agreement to be in proper form and within the powers and authority granted to the City under the laws of the State of Arizona.

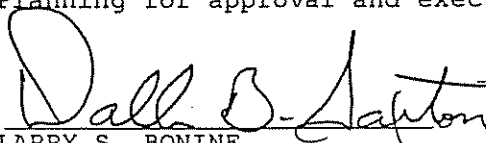
DATED this 23rd day of June, 1997.

Robert M. Yates
City Attorney

RESOLUTION

BE IT RESOLVED on this 30th day of May 1997, that I, the undersigned LARRY S. BONINE, as Director of the Arizona Department of Transportation, have determined that it is in the best interests of the State of Arizona that the Department of Transportation, acting by and through the Intermodal Transportation Division, to enter into an agreement with the City of Coolidge for the purpose of defining responsibilities for conveying Economic Strength Development funds to the City.

Therefore, authorization is hereby granted to draft said agreement which, upon completion, shall be submitted to the Director of Transportation Planning for approval and execution.


for LARRY S. BONINE
Director

**CITY OF COOLIDGE
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March 14, 1997

APPLICATION FORM

NOTE: Additional information may be provided in attachments. Be sure to clearly reference and mark such additions and attachments.

1. NAME, ADDRESS, AND COUNTY OF APPLICANT(S):

City of Coolidge
P. O. Box 1498
Coolidge, AZ 85228
Pinal County

2. TYPE OF ORGANIZATION OF APPLICANT: (Check one)

a) ☒ Local Government only

b) ☐ Private Non Profit / Local Government Joint Application:

Name of Non Profit Agency Involved

Name of Local Government Involved

City of Coolidge

3. Describe the function or purpose of applicant organization.

The City of Coolidge is the local government for the municipality providing various services to residents.

4. Name, address, and phone number of contact person:

Nancy Marcanti, Grants/Special Projects Coordinator
City of Coolidge
P. O. Box 1498
Coolidge, AZ 85228
Phone: (520)723-5361
Fax: (520)723-7910

5. Describe the private sector project or activity for which the related ESP funding is requested.

The Coolidge Industrial Park will be located on city owned land adjacent to the existing wastewater treatment plan within the city municipal boundaries. The Industrial Park is approximately 49 acres which has been subdivided into 17 parcels. Two proposed parcels of approximately 6 acres each are considered future development. Of the remaining 15

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parcel in the development, it is anticipated that there will be twelve 2 ½ acre parcels, five 2 acre parcels and one 3 plus acre parcel.

Development of the Industrial Park will provide infrastructure for development of industrial and commercial facilities on land leased by the city to privately owned businesses.

6. Describe the Economic Strength Project for which funding is requested. Describe how the ESP project supports/relates to the private sector project described in #5 above.

Kenworthy Road is a chip sealed roadway which will support limited heavy traffic. Currently, there is no entrance to the Coolidge Industrial Park and the entrance location is restricted by existing storm and irrigation ditches. Development of the upgraded entrance will allow access to the Industrial Park. Paving of the entrance with asphaltic concrete will stabilize the surface sufficiently for truck traffic to enter the Park. The chip seal surface on Kenworthy Road has limited lateral strength and truck traffic turning to enter the Park would quickly deteriorate the chip sealed surface requiring extensive maintenance.

The City of Coolidge is seeking funds from ESP to construct an upgraded entrance to the Industrial Park at Kenworthy Road including a 40' wide roadway with approximately 136 tons of asphaltic pavement, 338 tons of an ABC base, 180 feet of 6" vertical curb, 110 feet of 18" CMP inverted siphon with culvert to divert irrigation under the roadway and 146 feet of 12" RCP culvert to divert storm water under the roadway.

In May of 1995, Pinal County demonstrated support for the Industrial Park Project entrance by providing an Economic Development grant to the City for the design and construction of the entrance project. Hansen, Bungler and Hansen completed the design of the project in May 1995. The entrance project bids received in June 1995 exceeded the grant funded project budget requiring that the bids be rejected. Subsequently, funding from the Pinal County grant has been utilized to fund engineering necessary for the subdivision of the park site and committed as match for an Industrial Development Park Plan. The remaining Pinal County grant funds have been committed to this ESP project as match.

Since the design of the project is completed, the City of Coolidge would be prepared to advertise the notice to bid for construction within 30 days of execution of an IGA with the Department of Commerce and filing with the Secretary of State. Allowing for a 30 day bidding period and 10 days to execute a contract for construction, the project would be mobilized and under construction within 70 days of filing of the IGA.

Please see the plans attached as Exhibit A.

Construction of the upgraded entrance at Kenworthy Road is the first step in the overall development of the Industrial Park. Construction of the entrance will open up the front parcels for development by making them accessible.

7. Describe how the private sector project fits into the community's overall economic development efforts.

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additional capital improvements are essential to future growth and has committed to completion of the Industrial Park.

In October 1996, City staff met with representatives of various funding and regulatory agencies at a Rural Infrastructure Committee Project Meeting hosted by the Central Arizona Association of Governments. Based on the recommendations coming from this meeting, the City has taken the following steps to obtain financing for development of the full Industrial Park.

In December 1996, the City submitted an application to the Arizona Department of Commerce Community Development Block Grant (CDBG) Program for development of an Industrial Park Development Plan for the full 49 acres. The plan will provide for the orderly and viable development of the industrial park and will include preliminary engineering, environmental review, and marketing analysis/strategies.

Rural Development (formerly RECD), a division of the U. S. Department of Agriculture, has indicated that funding for the development of the Industrial Park including installation of water, wastewater and streets would be eligible for funding by combining three separate applications to various funding components. Because of the high number of residents living in poverty, the City application to Rural Development will be considered at the highest level of grant versus loan allowed in the program.

The City Planning and Zoning Commission is currently reviewing the plat map for subdivision of the Industrial Park. It is expected that the Commission will recommend approval by the City Council in late April or early May 1997.

8. Describe how the supporting ESP project fits into the Community's overall economic development efforts.

Due to the cost of developing the full Industrial Park, the City has determined to develop the site in phases. The front parcels facing Kenworthy Road are the most marketable due to the proximity of utilities. The City is currently negotiating for the lease of one of the front parcels with a cosmetics manufacturer. It is expected that, should these negotiations be successful, between 15 and 25 employee positions would be created through development of this plant. One of the key negotiation components is access to the site.

Construction of the enhanced entrance as submitted in this ESP application will provide the required site access.

It is noted that development of the initial portion of the Industrial Park, while not mandatory, may well become the key to future funding for the full Industrial Park. Potential funding agencies such as CDBG and RD are looking for a firm commitment by the City.

Development of the first phase of the Industrial Park may make or break development of remaining phases. Approval of this ESP application will provide that giant first step.

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9. How will ongoing maintenance and repair be provided for the ESP project after construction/improvement?

The City of Coolidge, as a part of our public works street maintenance schedule, will maintain and repair improvements on Kenworthy Road.

10. Description of ESP project. (Check one)

- a) ☒ This is an existing roadway with new roadway entrance to Industrial Park land.
b) ☐ This is a new roadway.
c) ☐ This is a bridge.
d) ☐ This is an underpass.
e) ☐ Other _____

11. Where is the private sector project located that is supported by this ESP project?

The Industrial Park is proposed for city owned land, located within the municipal boundaries west of the city proper. The site is adjacent to the City wastewater treatment facility.

12. Where is the ESP project located? (Note: Attach site map(s) to the application.)
See Exhibit B.

a. In the community: City of Coolidge

b. In relation to the related private sector project: Adjacent to the site

13. What is the length (in feet/miles) of the ESP project? Approximately 140' on Kenworthy Road and approximately 55' into the Industrial Park entrance.

14. What is the width (in feet) of the ESP project? Approximately 40'

In the jobs section below (Q15 - Q17), applicants must provide employment- and wage-related information for the private sector employers (existing or new) which the ESP fund is supporting. If these projects do not generate certain categories of jobs (job creation, job retention or seasonal jobs), those sections should be left blank.

15. JOB CREATION

a. Construction Phase

Does your project create any public or private construction jobs?

Yes ☒

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No -----

If yes, complete the following; otherwise go to Q15.b.

- (1) Number of construction jobs directly created by private sector 15
Number of days or months the construction jobs would last 60 days
Average hourly wages \$12.00
- (2) Number of construction jobs directly created by public sector 0
Average number of days or months the construction jobs would last 0
Average hourly wages \$ N/A

Note: List and provide the above information for each employer included in or supported by your ESP application.

b. Operation Phase

Committed - DBK, Inc.

Sanitizing and cleaner products for the food industry

- (1) Number of full-time permanent direct jobs created 20
Average hourly wages
- (2) Number of part-time permanent direct jobs created
Average number of hours per week
Average hourly wages

b. Operation Phase

McClean Services Inc.

Fiberglass Auto Accessory Parts Company

- (1) Number of full-time permanent direct jobs created 12
Average hourly wages
- (2) Number of part-time permanent direct jobs created
Average number of hours per week
Average hourly wages

b. Operation Phase

Committed - Dry Creek Homes

Modular Home Manufacturer

- (1) Number of full-time permanent direct jobs created 15

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Average hourly wages

(2) Number of part-time permanent direct jobs created

Average number of hours per week

Average hourly wages

Note: List and provide the above information for each employer included in or supported by your ESP application.

16. JOB RETENTION - Not applicable

a. Number of permanent full-time direct jobs retained

Average hourly wages

b. Number of permanent part-time direct jobs retained

Average number of hours per week

Average hourly wages

c. How would the lack of the ESP project cause, or contribute to, the loss of these directly effected jobs?

Note: List and provide the above information for each employer included in or supported by your ESP application.

17. SEASONAL JOBS Not applicable to this application

If seasonal jobs are a significant part of the operation of private businesses for which you have applied for ESP, complete the following. Otherwise, go to question 18.

a. Number of seasonal jobs created

Average number of days per year

Average hourly wages

b. Number of seasonal jobs retained

Average number of days per year

Average hourly wages

c. Further Clarifications

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(1). Are the seasonal jobs created or retained for one year, or would they be occurring on an on-going basis year after year? -----

Note: List and provide the above information for each employer included in or supported by your ESP application.

18. Capital Investment.

a) What kind of new, additional capital investment will be made by the private sector business or industry assisted by this ESP project? (Building, equipment, etc. at this site).

Industrial buildings, manufacturing equipment and fleet vehicles.

b) What is the purpose and dollar value of the new, additional capital investment that will be made by the private sector business or industry assisted by this ESP project?

Estimates are based on full development of twelve 2 ½ acre parcels (15,000 square foot industrial facilities) , five - 2 acre parcels (10,000 square foot facilities) , and one - 3+ acres (20,000 square foot facility). Based on an average of \$65 per square foot for building development and a range from \$150,000 to \$500,000 (averaged at \$300,000) for manufacturing equipment.

| | | |
|--------------|-----|--------------------------|
| \$16,250,000 | for | Buildings and Facilities |
| \$ 5,100,000 | for | Equipment |

\$21,350,000 Total

19. Cost/Benefit Calculation

What is the likelihood that benefit resulting from the project will exceed the costs of the project?

Show detail of cost/benefit analysis used to determine the net benefits of this project. Note: Included in this analysis should be the projected annual taxes (real and property) to be generated by the planned retail stores and other businesses being assisted and the taxes (state and local) to be paid by the workers who will be employed by these businesses.

| BENEFIT | YEAR 5 | YEAR 10 | YEAR 20 |
|-----------------------------|-----------|-------------|--------------|
| Property Taxes ¹ | \$852,600 | \$8,526,001 | \$17,052,000 |
| State Income Tax on | 678,980 | 6,789,800 | 13,579,600 |

¹ Based on estimated value of the buildings and equipment (land will be owned by the City and leased and is therefore exempt from taxation). Dollar amount based on rough estimate of value of the property minus (the first \$50,000 of the value which is exempt if this is the only personal property in the State of Arizona) times 25% (allowable amount of taxation on personal property) X 16.6361% (current Pinal County tax rate for Industrial/Commercial Property located on Urban Land).

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| | | | |
|---------------------------|-----------|------------|------------|
| Salaries ² | | | |
| Retail Sales ³ | 1,560,260 | 7,801,300 | 31,205,200 |
| | | | |
| Total | 3,019,840 | 23,117,101 | 61,836,800 |

It is estimated that the cost of infrastructure development for the industrial park will be recouped between 5 years and 10 years.

20. What community(ies) will benefit from this project? How will each listed community benefit?

City of Coolidge - property tax & increased retail sales tax from expenditures of employees from new jobs

Coolidge School District - property tax
Coolidge Public Library - property tax

Casa Grande, Eloy and Florence - increased retail sales tax from expenditures of employees from new jobs.

Pinal County - real property tax
Central Arizona College - property tax
Mary C. O'Brien School - property tax
School Equalization - property tax
Fire District Assistance Program - property tax
Central AZ Water Conservation District - property tax
Pinal County Flood District - property tax

State of Arizona
ACHESS - property tax

21. List the names of local economic development organizations, and a contact person for each, which are involved with this private sector project. Attach documentation (letters of support, etc.) showing the involvement and level of support of each organization.

City of Coolidge - Council, Planning and Zoning and Economic, Economic Development Board

Pinal County - grant in support of ESP and development of the Coolidge Industrial Park

² State tax on salaries based on an average of 20 employees for 17 industries = 340 employees @ \$10 per hour and 2080 hours per year or annual salary of \$20,800. Federal tax is approximately 32% of income and state tax is approximately 30% of the federal tax or \$1,997 per year X 340 employees.
³ Retail sales are estimated by annual gross salary for employee minus federal and state tax to determine net of \$12,147. Anticipating that approximately 40% of the net salary will be expended locally at \$4,859 per year X 340 employees.

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Central Arizona Association of Governments - Economic Development District
prioritization for Coolidge Wastewater Treatment Facilities to allow development of
Coolidge Industrial Park and other industrial and commercial sites.

Greater Casa Grande Economic Development Foundation - Support for the wastewater
treatment facility and development of the Coolidge Industrial Park.

Please see Exhibits B attached.

22. What is the total cost of the entire project? \$
23. What is the total cost of the ESP portion of the project? \$ 41,535
24. Complete and attach the Budget Detail Schedule (Attachment A).
25. Complete and attach the Sources and Uses Schedule (Attachment B).
26. Of the total ESP project cost listed in #23 above, how much financial assistance are you
requesting from the Economic Strength Projects Fund?
\$29,271 or 70.47% of the project
27. List the sources and amounts of matching funds (both private and public) that will be a part of the
total direct ESP project cost.
- a) Public Funds:
- (1) Name of public entity contributing the match. Amount
- City of Coolidge
- (2) Cash match contributed to the project. Amount
- Source (general fund, grants, HURF, etc.)
- City of Coolidge proceeds from a Pinal County Economic Development Grant CASH \$6,000
- City of Coolidge proceeds from a Pinal County Economic Development Grants
previously paid design and engineering \$2,321
- (3) In-kind match contributed to the project.
- Type of match (force account labor,

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construction management, materials, etc.)

Construction Management **In Kind** **\$3,943**
City Public Works Director 45 days X 3 hours per
day @ \$29.21 wages & fringe

b) Private Sector funds:
Name of private sector company(ies) contributing
matching funds to the ESP project, (if any) Amount

None \$0

Total **\$12,264**

28. Local utility or other infrastructure expenditures:

a) What indirect local public utility or other infrastructure expenditures will need to be made in connection with (1) the private sector project, and (2) the ESP project? For example, expansion of water or waste water treatment facilities due to demands of the new business which the ESP project is assisting; extension of utility lines, major drainage improvements, etc).

| WHO | (1) Project (2) ESP | IMPROVEMENT | ESTIMATED COST |
|-----------------------|------------------------|--|-------------------|
| City of Coolidge | (1) | Wastewater Treatment Facility Expansion and Sewer Collection System Improvements | \$1,850,000 |
| | (1) | Design & Engineering of sewer water & street improvements | 75,000 |
| | (1) | Sewer | 102,000 |
| | (1) | 500' 12" sewer line | 25,500 |
| | (1) | 17 manholes | 50,000 |
| | (1) | Lift station | |
| | (2) | Street Improvements | 41,535 |
| | | Upgraded Entrance | 233,753 |
| | | Reconstruction of Kenworthy | 176,000 |
| | | Roadway & Cul-de-sac in Park | |
| Arizona Water Company | (1) | 3200' of 12" water line w/assorted valves | 160,000 |
| | | 2700' of 8" PVC as laterals | 108,000 |
| | | 9 fire hydrants | 13,500 |

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33. List below the major milestone activities to be completed in the project and the time schedules for each. Note: Include the construction dates and purchase dates of the capital investments of the private sector.

| ACTIVITY | START DATE | END DATE |
|--|------------|----------|
| Entrance Construction | 6/97 | 8/97 |
| Industrial Park Dev. Plan | 7/97 | 12/97 |
| Final Application to RD | 1/98 | 6/98 |
| Wastewater Treatment | 12/97 | 6/98 |
| Paving Kenworthy | 7/98 | 12/98 |
| Phase 1 Industrial Park streets, water, sewer | 12/98 | 6/99 |
| Phase 2 Industrial Park streets, water, sewer | 6/2001 | 6/2002 |

33. Is there any opposition to either the private sector project or the ESP project? If so, from whom and what is the nature of the opposition?

The development of the Industrial Park has been discussed at several public meetings both of the Planning and Zoning Commission and of the City Council. No opposition has been voiced or identified.

34. Is project located in ☒ disadvantaged area of state?
☒ rural area of state?
☒ Enterprise Zone area of state?

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35. Has this applying entity ever received any previous ESP grant funds.

NO _____ YES X DATE RECEIVED: 7/6/93

AMOUNT RECEIVED: \$ 100,000

(List if more than one.)

Gateway Partnership Project for improvements to Highway 87/287 including covering an irrigation ditch, installation of landscaping at the Gateway entrance and construction of a turn lanes on Highway 87/287 in conjunction with construction and development of a Mega Foods Store.

Mega Food opened providing approximately 10 full time jobs and 20 part time jobs. Shortly after Mega Foods filed bankruptcy the store was closed. Subsequently Bashas has acquired the vacant property and has listed the store and parking facilities for sale. Bashas continues to market the property for sale and showed the facilities to a prospective buyer the on 3/8/97.

IMPORTANT!! UP DATE PERMANENT JOBS, DIRECTLY CREATED AND/OR RETAINED,
FOR EACH GRANT LISTED.

36. Certification:

I certify that this project is compatible with other transportation facilities and conforms to all applicable construction and engineering standards.

NAME: Don Peters

DATE: March 14, 1997

TITLE: Public Works Director for the City of Coolidge

SIGNATURE: 

NAME OF CONTACT PERSON

Nancy Marcanti, City of Coolidge

TELEPHONE NUMBER

(520)723-5361

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ATTACHMENT A

ECONOMIC STRENGTH PROJECTS - BUDGET DETAIL SCHEDULE

Note: No contingency costs are to be included in the total project costs.

| ACTIVITY | LABOR OR UNIT PRICE | MATERIALS OR NUMBER OF UNITS | TOTAL CONSTRUCTION COSTS | ARCHITECTURA L/ENGINEERING COSTS | TOTAL ACTIVITY COSTS | PROJECTED ANNUAL OPERATIONS & MAINTENANCE COSTS |
|---------------------------------|------------------------|------------------------------------|--------------------------------|--|----------------------------|---|
| 6" vertical curb | \$ 14.40 | 179 LF | \$2,578 | | 2,578 | |
| Subgrade Preparation | 2.16 | 1180 SY | 2,549 | | 2,549 | |
| 3" AC Pavement | 64.00 | 192 TN | 12,288 | | 12,288 | 500 |
| 8" Aggregate /Base Course | 12.80 | 478 TN | 3,824 | | 3,824 | |
| 18" CMP Inverted Siphon | 40.00 | 110 LF | 4,400 | | 4,400 | |
| Headwall | 640.00 | 4 Each | 2,560 | | 2,560 | |
| Remove Irrigation Ditch | 1,600.00 | 1 LS | 1,600 | | 1,600 | |
| 12" RCP Culvert | 32.00 | 146 LF | 4,672 | | 4,672 | |
| Grading to Transition Bar Ditch | 800.00 | 1 LS | 800 | | 800 | |
| Engineering & Design | | | | 2,321 | | |
| Construction Management | 29.21 | 45 days @ 3 hrs per day | | 3,943 | | |
| Total | | | 35,271 | 6,234 | 41,535 | 500 |

Donald L. Carter, P.E.
Signature of Registered Professional

**CITY OF COOLIDGE
ECONOMIC STRENGTH PROJECTS
REQUEST FOR PROPOSAL
FY 1997 - ROUND 2**

ATTACHMENT B

SOURCES AND USES STATEMENT

I. USES:

A. Private Sector Related

| | | | | |
|-----------|--|----|------------|------------|
| 1. | Acquisition of Existing Building with land | \$ | 0 | |
| 2. | Site Acquisition (vacant land) | \$ | 0 | |
| 3. | New building construction | \$ | 16,250,000 | |
| 4. | Remodeling | \$ | 0 | |
| 5. | Machinery and Equipment | \$ | 5,100,000 | |
| 6. | Site preparation | \$ | 0 | |
| 7. | Other _____ | \$ | 0 | |
| Sub Total | | | \$ | 21,350,000 |

B. Public Sector Related

- | | | | |
|----|---|----|-----------|
| 1. | Total ESP project improvements (Grand Total of Total Activity Costs in Attachment A and Item 23 in the Application) | \$ | 41,535 |
| 2. | Local public sector improvements (Infrastructure improvements directly related to the project and located on or contiguous to the project site. Do not include ESP related costs here) | \$ | 2,793,753 |
| 3. | Other _____ | \$ | 0 |

| | | | |
|----|------------|----|-------------|
| C. | Total Uses | \$ | 24,185,288* |
|----|------------|----|-------------|

II. SOURCES:

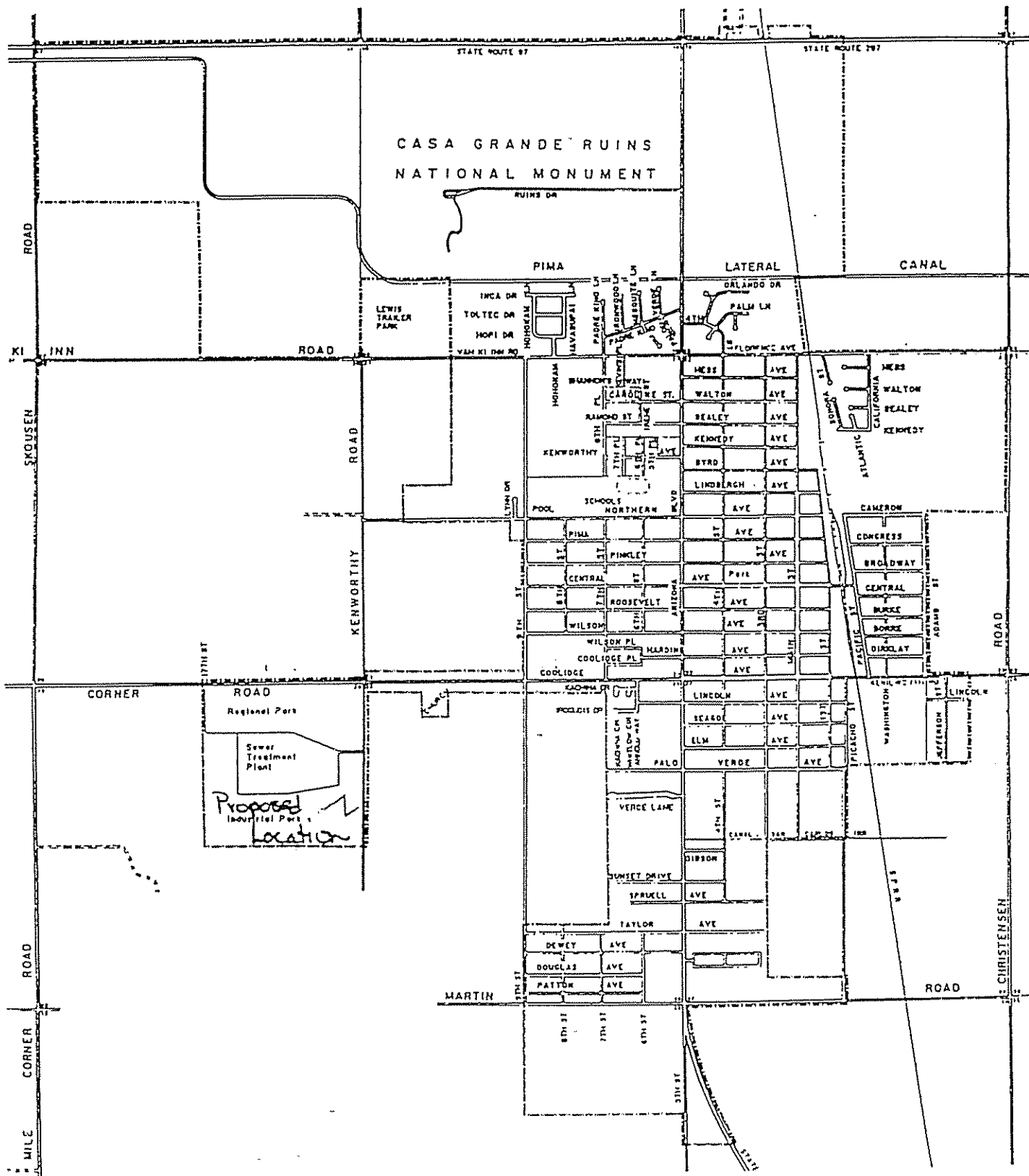
- | | | | |
|----|---|----|------------|
| A. | Private sector project investment ((Item 18 b) Total) | \$ | 21,350,000 |
| B. | Local public sector (direct project related) | \$ | 2,793,750 |
| C. | Economic Strength Projects Fund (State funds) | | |

CITY OF COOLIDGE
ECONOMIC STRENGTH PROJECTS
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| | | | |
|----|--|----|-------------|
| | (Item 26) | \$ | 29,271 |
| D. | ESP match | | |
| | (2) From the public sector ((Items 27 a)(1)(2) &(3)) | \$ | 12,264 |
| | (1) From the private sector ((Item 27 b)) | \$ | 0 |
| E. | Other _____ | \$ | 0 |
| F. | Total Sources | \$ | 24,185,285* |

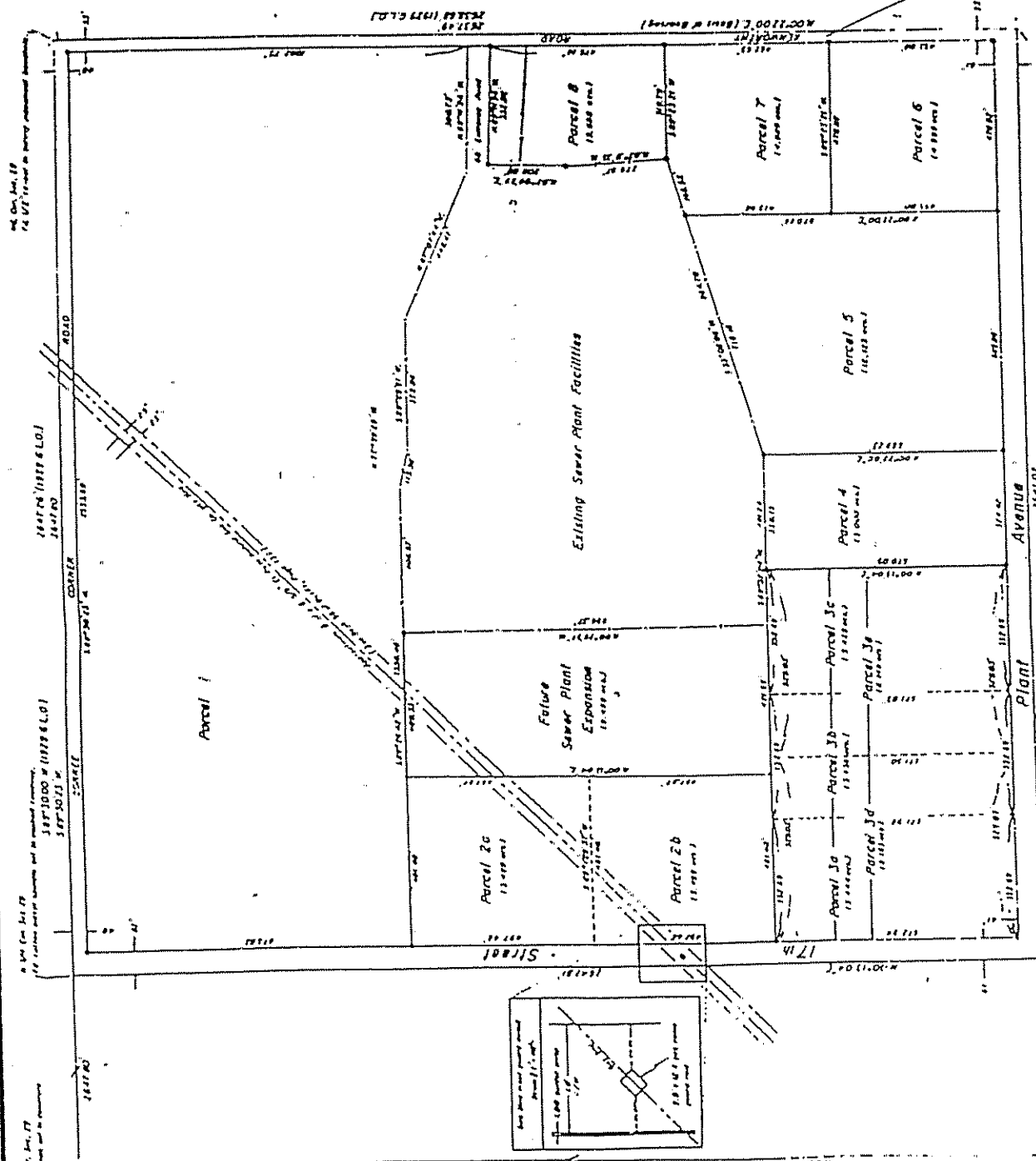
* Total Uses (I.C.) must equal Total Sources (II F.)

**SEE PROJECT PLANS ATTACHED IN THE
ORIGINAL APPLICATION**



CITY OF COOLIDGE, ARIZONA





Scale 1" = 200'

Results of Survey of the Northeast Quarter (NE 1/4) - Section 29, Township 3 South, Range 8 East of the City & Salt River Base and Meridian, Pinal County, Arizona.

Basis of Bearing being the East boundary line of said NE 1/4, Section 29 (N 00° 22' 00" E.) as shown on General Land Office plat for T. 3 S. - R. 8 E., signed August 26, 1929.

Monumentation & Symbols.

- Indicates an 1/2" dia. x 15" long iron bar with No. 772.
- El Paso Natural Gas Co. R/W boundary line.

Footnotes.

- Letters following parcel numbers (3a, 3d, etc.) indicate possible parcel split options.
- No dead rooted trees or shrubs are to be planted, and no building, road, arroyo, cuts, fills, grading, obstructions, structures or utilities are to be constructed within or across the right of way of El Paso Natural Gas Company, without its written consent. El Paso Natural Gas Co., P.O. Box 1492, El Paso, Texas 79979, R/W Dept. Any improved construction within said R/W will then be in accordance with the specifications of El Paso Natural Gas Co.

Certificate of Survey.

This survey was conducted under my supervision during the month of December, 1982 for the exclusive use of the city of Coolidge.

G. H. Robertson
R.L.S. No. 772

Project location



GRANT WOODS
ATTORNEY GENERAL

STATE OF ARIZONA
OFFICE OF THE ATTORNEY GENERAL
1275 WEST WASHINGTON, PHOENIX 85007-2926

TRN Main: (602) 542-1680
Direct: (602) 542-8837
Fax: (602) 542-3646
MAIN PHONE : 542-5025
TELECOPIER : 542-4085


INTERGOVERNMENTAL AGREEMENT
DETERMINATION

A.G. Contract No. KR97-1122TRN, an agreement between public agencies, has been reviewed pursuant to A.R.S. § 11-952, as amended, by the undersigned Assistant Attorney General who has determined that it is in the proper form and is within the powers and authority granted to the State of Arizona.

No opinion is expressed as to the authority of the remaining parties, other than the State or its agencies, to enter into said agreement.

DATED July 17, 1997.

GRANT WOODS
Attorney General


JAMES R. REDPATH
Assistant Attorney General
Transportation Section

JRR:c/6502